

## REAL ESTATE.

## RECORD OF THE WEEK IN THE MARKET.

There is no doubt that real estate men believe that there is excellent ground for faith in profits that will grow out of the results of the final closing of the Government loan. Many real estate dealers have preferred to remain passive in their business engagements until the effect of the loan upon the money market could be determined. In their judgment this financial question is now practically a matter of the past, and no serious disturbance from this source in loanable funds is likely to occur in the immediate future.

One of the largest real estate holders in the city sold last week to a representative of The Tribune.

The outlook for realty is promising. The placing of the Government loan will now be followed by great activity in the real estate market. I believe that we shall soon have as a result of the loan a market of money seeking ready for investment as well as for speculation.

"Values of city property are governed largely by the prosperity of business throughout the whole country. The large balances due the United States from foreign countries strengthen us everywhere in America an empire.

"The enormous crowds of people are giving employment to all of our railroads, all of which in the end must help realty.

The week just ended has presented a decided contrast of a favorite matured, well-located, medium-priced property shown at a glance in the balance in favor of last week. For the week ending July 9 there were twenty transactions reported, the considerations given aggregating \$3,000,000. For the week ending July 16 there were twenty transactions, and for the week just closed thirty-six transactions, representing \$10,000,000. This showing is a good one.

N. Y. City has had the two rematings of the row of seven-story brownstones on the west side of Fifth-ave., between One-hundred-and-thirty-fourth and One-hundred-and-thirty-fifth sts., each on a lot of 100 ft.

A. H. Dreyfus has sold No. 205 West Fifteenth-st., a four-story dwelling-house, on lot 210x105, Columbia University leasehold.

Charles H. Easton & Co. have sold for William Crichton, 100 Nassau St., on Lyons, at about \$10,000, the lot 100 ft. on the north side of Seventy-second-st., 100 feet west of West End-ave.

John M. Butler is the buyer of the new brownstone on the corner of One-hundred-and-fourteenth-st., the site of which by William Drought was reported on Wednesday.

L. Goldbergs is reported to have bought No. 199 Henry-ave.

The old buildings No. 244 to 248 West Twenty-seventh-st. are reported sold.

John B. Cole has sold Nos. 34 and 36 Bleeker-st., opposite corner of Elmwood, Sixth regular, an eighth-story and loft building to Heyman Israel for \$20,000.

S. W. B. Smith has sold to J. A. Musilier, One-hundred-and-twenty-third and One-hundred-and-twenty-fourth streets, his three-story brownstone.

Neubek & Bushner sold for Victor Gerhards to Samuel Williamson, No. 101 East One-hundred-and-forty-sixth-st., 24x100, vacant.

William H. Taylor, a buyer of No. 4 West Fifteenth-st., the sale of which by W. H. Taylor & Son, was reported yesterday. The price was about \$10,000.

Henry Marks has sold to Henry Rothchild the three four-story brownstones, with stores, 50x100, on the west side of Fifteenth, 25 feet north of One-hundred-and-seventeenth-st.

Henry Marks has sold to Ernest, Theodore and Oscar Karpf, No. 24 East Sixteenth-st., 211x87.

The sale of the four-story brick building, 21x80, at the northeast corner of Tenth-ave. and Thirty-first-st. is reported; also the sale of the five-story double tenement-house, 23x82, No. 49 West Fifteenth-st., the site of which by William Drought was reported on Wednesday.

The following are the comparative tables of the conveyances, mortgages and projected buildings for the corresponding years of 1895 and 1896.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1895. 1896.

July 15 to July 15 to  
July 15 to July 15 to  
January 1 to date. inclusive.

Total number for Manhattan and the Bronx. 247 243

Amount involved. \$2,679,501 \$1,623,501

Number twenty-third and Twenty-fourth streets, omitted. 65 148

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Amount involved. 102,194 \$61,615

Number twenty-third and Twenty-fourth streets, omitted. 14 32

Amount involved. 257,417 \$16,000

Number twenty-third and Twenty-fourth streets, omitted. 26 56

Total number of conveyances. 9,468 6,059

Total amount of conveyances. January 1 to date. \$69,466,551 \$74,506,621

MORTGAGES.

1895. 1896.

July 15 to July 15 to  
July 15 to July 15 to  
January 1 to date. inclusive.

Total number for Manhattan and the Bronx. 247 243

Amount involved. \$2,756,552 \$8,181,200

Number twenty-third and Twenty-fourth streets, omitted. 113 110

Amount involved. 107,067,694 \$552,615

Number at 5 per cent. 167 181

Amount involved. \$1,284,500 \$2,000,000

Number twenty-third and Twenty-fourth streets, omitted. 24 24

Amount involved. \$465,000 \$20,000

Number above to banks, trust and insurance companies. 29 24

Amount involved. \$716,000 \$32,000

Total number of mortgages. January 1 to date. 8,756 6,051

Total amount of mortgages. January 1 to date. \$145,000,000 \$126,585,755

PROJECTED BUILDINGS.

1895. 1896.

Estimated cost. \$1,085,000 \$750,000

Number of new buildings. 122 92

Amount involved. 1,254 581

Number nominal. 123 107

Total number of conveyances. January 1 to date. 8,838 6,049

Total amount of conveyances. January 1 to date. \$16,157,200 \$15,817,223

MORTGAGES.

1895. 1896.

July 15 to July 15 to  
July 15 to July 15 to  
January 1 to date. inclusive.

Total number for Manhattan and the Bronx. 247 243

Amount involved. \$785,522 \$900,000

Number nominal. 113 110

Amount involved. \$410,273 \$200,654

Number at 5 per cent. 167 181

Amount involved. \$707,675 \$640,216

Number twenty-third and Twenty-fourth streets, omitted. 24 24

Amount involved. \$465,000 \$20,000

Total number of mortgages. January 1 to date. 7,003 7,120

Total amount of mortgages. January 1 to date. \$32,779,400 \$32,054,016

PROJECTED BUILDINGS.

1895. 1896.

Estimated cost. \$101,500 \$41,100

Total number of new buildings. 1,741 1,935

Total amount of new buildings. January 1 to date. \$7,48,000 \$8,702,672

Total amount of alterations. January 1 to date. \$808,961 \$610,107

PROJECTIONS.

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July 15 to July 15 to  
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January 1 to date. inclusive.

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REAL ESTATE TRANSFERS.

No. 73, 100 ft. w. 24x100 ft. e. 24x100 ft. s. and N. 73, Gold st., No. 200, William Calman and wife to John Duff.

No. 73, 100 ft. w. 20x100 ft. e. 20x100 ft. s. and N. 73, Gold st., No. 200, William Calman and wife to John Duff.

Water-st., No. 210, 100 ft. w. 24x100 ft. e. 24x100 ft. s. same to James W. McLean.

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